

St. Louis City Ordinance 63397

FLOOR SUBSTITUTE

BOARD BILL NO. [94] 288

INTRODUCED BY ALDERMAN

An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1986, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the Renaissance Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated August 23, 1994 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is unoccupied, but if it should become occupied, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with

effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Community Development Commission ("CDC") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for Renaissance Area", dated August 23, 1994, consisting of a Title Page, a Table of Contents Page, and eighteen (18) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and CDC have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and CDC of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and CDC to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and CDC has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and CDC; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 1986, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive) described in Exhibit "A", attached hereto and incorporated herein, known as the Renaissance Area ("Area").

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated August 23, 1994, ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment

activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Area by the exercise of eminent domain or otherwise.

SECTION NINE. The property within the Area is currently unoccupied. If it should become occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect

without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of minority and women business enterprises established by the Community Development Commission of the City ("CDC");
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated December 6, 1984, January 10, 1990 and March 31, 1992.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian,

Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The Redeveloper may seek ten (10) year tax abatement only pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 1986, as amended, upon application as provided therein.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the CDC. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

BLIGHTING STUDY AND PLAN
FOR
RENAISSANCE AREA
PROJECT #584
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
AUGUST 23, 1994
MAYOR
FREEMAN R. BOSLEY, JR.

BLIGHTING STUDY AND PLAN FOR
RENAISSANCE AREA

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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Renaissance Area ("Area") consists of scattered sites in an area bounded on the north by Von Puhl St., on the east by East Grand Ave., on the south by Carter Ave., and on the west by Gano Ave. The Area encompasses approximately 4.82 acres in the College Hill and Fairground Neighborhoods of the City of St. Louis ("City").

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises parts of City Blocks 2470, 2471, 2472, 2474, 2475, 2476, 2477, 2479, 2480, 2482 and 2483, and includes the following addresses:

2100-4 Obear; 2106 Obear; 2108 Obear; 2116-18 Obear; 2122 Obear; 2124 Obear; 2130 Obear; 2132 Obear; 2101-03 Obear; 2107 Obear; 2133 Obear; 2137 Obear; 2100 John; 2108 John; 2110 John; 2122 John; 2124 John; 1400 John; 1402 John; 1404 John; 1406 John; 1410-12 John; 1416 John; 1418 John; 1446 John; 2014-16 John; 2029-33 Obear; 2025-27 Obear; 1506-08 John; 1510 John; 1514 John; 1503 Obear; 1507 Obear; 1909 Obear; 1913 Obear; 1917 Obear; 1412 Gano; 1438 Gano; 1440 Gano; 1446-48 Gano; 1403 John; 1407 John; 1409-11 John; 1433 John; 1425 John; 1901 John; 4805-09 Blair; 1901 John; 1905 John; 1909 John; 1911 John; 1921 John; 4815 Blair; 4817 Blair; 4819 Blair; 4821-23 Blair; 2029 John; 2014 Gano; 2038 Gano; 2007 John; 4310 Gano; 4314 Gano; 4316 Gano; 4318-20 Gano; 4326 Gano; 4328 Gano; 3724-28 W. Florissant; 4301 John; 4307 John; 4309 John; 4315 John; 4317 John; 4321 John; 4325 John; 4327 John; 4337 John; 4339 John; 3724-28 W. Florissant; 3707-09 Carter; 4307 Obear; 4309 Obear; 4315 Obear; 4319 Obear and 4620-22 Blair.

The Area is in poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 7.0% unemployment rate for the City as of May, 1994. It is estimated

that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include unoccupied buildings and vacant land.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties to the east of the Area are primarily residential, to the south residential and commercial, to the west residential and commercial, and to the north residential uses.

Residential density for the surrounding neighborhoods is approximately 17.36 persons per acre.

5. CURRENT ZONING

The Area is zoned "B" Two-Family Dwelling and "F" Neighborhood Commercial Districts pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is vacant land and unoccupied buildings and in poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in Areas designated "B" Two-Family Dwelling District by the City of St. Louis Zoning

Code. Redevelopers contracting with the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property for any uses not permitted in the "B" Two-Family Dwelling District and "F" Neighborhood Commercial District.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain "B" Two-Family Dwelling and "F" Neighborhood Commercial Districts. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

No new permanent jobs will be created if the Area is developed in accordance with this Plan.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Heritage and Urban Design Commission ("HUDC") of the City. The population

densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

8. URBAN DESIGN

a. Urban Design Objectives

The intent is to construct attractive, new, in-fill housing which is generally compatible with an upgraded multi-block assortment of primarily brick, one, two and three-story buildings; some of which represent relatively new investments in the neighborhood.

b. Urban Design Regulations

Structures shall be a minimum of two stories high (unless surrounded by existing one-story buildings), with basements and with brick on at least the front facade. New and rehabilitated housing should be modest, attractive, brick and frame units of basic good design and workmanship.

Rehabilitation of surrounding structures not within the Area should be encouraged, provided the work results in upgraded, attractive housing without loss or diminishment of architectural styles and features.

c. Landscaping

The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees shall be provided in the front lawns, along with evergreen accent shrubs.

Existing, non-scrub trees shall be retained.

d. Fencing

Chain link fencing with a black matte finish or wood privacy board fencing of a good quality may be used in the side and rear yards. No chain link, wood, or similar fencing shall be permitted in the front yard.

Each Redeveloper shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper

painting. Failure to meet this requirement may result in suspension of tax abatement.

9. PARKING REGULATIONS

On-site parking shall be provided for the residential units at the ratio of at least one (1) parking space for each unit. This will provide adequate vehicular parking for the Area. Automobile parking should be accommodated from the alley.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately one (1) year of approval of this Plan by ordinance and completed within approximately five (5) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain or otherwise.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (1986) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If it should become occupied, all eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper shall hereby be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement. A Redeveloper may seek such tax abatement pursuant only to

Sections 99.700 - 99.715, Revised Statutes of Missouri, upon application as provided therein.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the Community Development Agency Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan

include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Community Development Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

RENAISSANCE AREA LEGAL DESCRIPTION

PARCEL 1

Lots 3, 4, 5 and 6 in Block 52 of Second Subdivision of the John Gano Bryan's Estate, and in Block 2482 of the City of St. Louis, fronting 200 feet on the east line of Gano Avenue by a depth eastwardly of 107 feet 6 inches to an alley. Known as, and numbered, 4310-28 Gano Avenue.

PARCEL 2

Lots 16 and 17 in Block 52 of Second Subdivision of the John Gano Bryan's Estate, and in Block 2482 of the City of St. Louis, fronting 100 feet on the west line of John Avenue by a depth westwardly of 107 feet 6 inches to an alley, bounded on the south by Carter Avenue. Known as, and numbered, 4301-09 John Avenue.

PARCEL 3

Lots 12, 13, 14 and the northern 16 feet 8 inches of Lot 15 in Block 52 of the Second Subdivision of John Gano Bryan's Estate and in Block 2482 of the City of St. Louis, together fronting 197 feet on the west line of John Avenue by a depth westwardly of 107 feet 6 inches to an alley. Known as, and numbered, 4315-27 John Avenue.

PARCEL 4

All of Lot 10 in Block 52 of the Second Subdivision of the John Gano Bryan's Estate and in Block 2482 of the City of St. Louis, fronting 72 feet 11-1/4 inches, more or less, on the west line of John Avenue by a depth westwardly on its south line of 107 feet 6 inches to an alley, and on its north line of 117 feet 3/4 inches, more or less, to an alley bounded north by West Florissant Avenue. Known as, and numbered, 4337-39 John and 3724-28 West Florissant.

PARCEL 5A:

Lot 13 in Block 53 of the Second Subdivision of John Gano Bryan's Estate and in Block 2483 of the City of St. Louis, fronting 50 feet on the west line of Obear Avenue by a depth westwardly of 107 feet 6 inches to an alley, bounded south by Carter Avenue. Known as, and numbered, 3707-09 Carter Avenue.

PARCEL 5:

Lots 10, 11 and 12 in Block 53 of the Second Subdivision of John Gano Bryan's Estate and in Block 2483 of the City of St. Louis, together fronting 150 feet on the west line of Obear Avenue by a depth westwardly of 107 feet 6 inches to an alley. Known as, and numbered, 4307-19 Obear.

PARCEL 6:

The west 25 feet of Lot 2 in Block 47 of the Second Subdivision of John Gano Bryan's Estate and in Block 2479 of the City of St. Louis, fronting 25 feet on the south line of Obear Avenue by a depth southwardly of 120 feet to an alley. Known as, and numbered, 2132 Obear Avenue.

PARCEL 7:

The eastern part of Lot 2 in Block 47 of the Second Subdivision of John Gano Bryan's Estate and in Block 2479 of the City of St. Louis, fronting 25 feet on the south line of Obear Avenue by a depth southwardly of 120 feet to an alley 20 feet wide. Known as, and numbered, 2130 Obear Avenue.

PARCEL 8:

The eastern half of Lot 3 and the western 25 feet of Lot 4 of the Second Subdivision of John Gano Bryan's Estate and in Block 2479 of the City of St. Louis, together fronting 50 feet on the south line of Obear Avenue by a depth southwardly of 120 feet to an alley. Known as, and numbered, 2122-24 Obear.

PARCEL 9:

Lot 5 in Block 47 of the Second Subdivision of John Gano Bryan's Estate and in Block 2479 of the City of St. Louis, fronting 50 feet on the south line of Obear Avenue by a depth southwardly of 120 feet to an alley. Known as, and numbered, 2116 Obear Avenue.

PARCEL 10A:

The west one-half (1/2) of Lot 7 in Block 47 of the Second Subdivision of John Gano Bryan's Estate and in Block 2479 of the City of St. Louis, fronting 25 feet on the south line of Obear Avenue by a depth southwardly of 120 feet to an alley. Known as, and numbered, 2108 Obear Avenue.

PARCEL 10:

Lot 8 in the east one-half (1/2) of Lot 7 in Block 47 of the Second Subdivision of John Gano Bryan's Estate and in Block 2479 of the City of St. Louis, together fronting 75 feet on the south line of Obear Avenue by a depth southwardly of 120 feet, more or less, to an alley. Known as, and numbered, 2100-04-06 Obear Avenue.

PARCEL 11:

Lot 10 and 11 in Block 48 of Second Subdivision of John Gano Bryan's Estate and in Block 2480 of the City of St. Louis, together fronting 100 feet on the north line of Obear Avenue by a depth northwardly of 112 feet 6 inches to an alley, bounded on the east by Emily Street. Known as, and numbered, 2101-09 Obear Avenue.

PARCEL 12:

Lots 28 and 29 in Block 48 of Second Subdivision of John Gano Bryan's Estate and in Block 2480 of the City of St. Louis, together fronting 50 feet on the north line of Obear Avenue by a depth northwardly of 112 feet 6 inches to an alley. Known as, and numbered, 2133-37 Obear Avenue.

PARCEL 13:

Lot 9 and the eastern 26 feet of Lot 4 in Block 48 of Second Subdivision of John Gano Bryan's Estate and in Block 2480 of the City of St. Louis, together fronting 51 feet on the south line of John Avenue by a depth southwardly of 112 feet 6 inches to an alley. Known as, and numbered, 2122-2124 John Avenue.

PARCEL 14:

Lots 14, 15, 16, 17, 18 in Block 48 of Second Subdivision of John Gano Bryan's Estate and in Block 2480 of the City of St. Louis, together fronting 125 feet on the south line of John Avenue by a depth southwardly of 112 feet 6 inches to an alley, bounded on the east by Emily Street. Known as, and numbered, 2100-2110 John Avenue.

PARCEL 15:

Lot 17 and the western 10 feet of Lot 16 in Block 45 of the Second Subdivision of John Gano Bryan's Estate and in Block 2477 of the City of St. Louis, together fronting 60 feet on the north line of Obear Avenue, by a depth northwardly of 110 feet to an alley. Known as, and numbered, 2029 Obear Avenue.

PARCEL 16:

The eastern 40 feet of Lot 16 in Block 45 of the Second Subdivision of John Gano Bryan's Estate and in Block 2477 of the City of St. Louis, fronting 40 feet on the north line of Obear Avenue by a depth northwardly of 110 feet to an alley. Known as, and numbered 2025-27 Obear Avenue.

PARCEL 16A:

The eastern 25 feet of Lot 7 of the western 25 feet of Lot 8 in Block 45 of John Gano Bryan's Second Subdivision and in Block 2477 of the City of St. Louis, together fronting 50 feet on the south line of John Avenue by a depth southwardly of 110 feet

to an alley. Known as, and numbered, 2014-16 John Avenue.

PARCEL 17:

Lot 16 of Bryan's Addition and in Block 2746 of the City of St. Louis, fronting 50 feet on the north line of John Avenue by a depth northwardly of 116 feet to an alley. Known as, and numbered, 2029 John Avenue.

PARCEL 18:

Lot 12 of Block 44 of John Gano Bryan's Estate Second Addition and in Block 2476 of the City of St. Louis, fronting 50 feet on the north line of John Avenue, by a depth northwardly of 110 feet to an alley. Known as, and numbered 2007-09 John Avenue.

PARCEL 19:

Lot 3 in Block 44 of the Second Subdivision of John Gano Bryan's Estate and in Block 2476 of the City of St. Louis, fronting 50 feet on the south line of Gano Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered 2038 Gano Avenue.

PARCEL 20:

The west one-half (1/2) of Lot 8 in Block 44 of the Second Subdivision of John Gano Bryan's Estate and in Block 2476 of the City of St. Louis, fronting 25 feet on the south line of Gano Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered, 2014 Gano Avenue.

PARCEL 21:

Lots 11 and 12 and the eastern 5 feet of Lot 10 in Block 41 of the Second Subdivision of John Gano Bryan's Estate and in Block 2475 of the City of St. Louis, fronting 110 feet on the south line of Gano Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered, 4815-23 Blair Avenue.

PARCEL 22:

Lots 13 and 14 and the east 10 feet of Lot 15 in Block 41 of the Second Subdivision of John Gano Bryan's Estate and in Block 2475 of the City of St. Louis, fronting 110 feet on the west line of Blair Avenue by a depth westwardly of 115 feet to a point. Known as, and numbered, 4805-09 Blair Avenue.

PARCEL 23:

The western 35 feet of Lot 19, Lots 20 and 21 in Block 41 of the Second Subdivision of John Gano Bryan's Estate and in Block 2475 of the City of St. Louis, together fronting 135 feet on the north line of John Avenue by a depth northwardly of 110 feet to an alley. Known as, and numbered, 1901-11 John Avenue.

PARCEL 24:

Lot 23 in Block 41 of John Gano Bryan's Second Addition and in Block 2475 of the City of St. Louis, fronting 50 feet on the north line of John Avenue by a depth northwardly of 110 feet to an alley. Known as, and numbered, 1921 John Avenue.

PARCEL 25:

Lot 11 and the eastern one-half (1/2) of Lot 10 in Block 40 of the Second Subdivision of John Gano Bryan's Estate and in Block 2474 of the City of St. Louis, together fronting 75 feet on the south line of John Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered, 1506-10 John Avenue.

PARCEL 26:

The west one-half (1/2) of Lot 10 in Block 40 of the Second Subdivision of John Gano Bryan's Estate and in Block 2474 of the City of St. Louis, fronting 25 feet on the south line of John Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered, 1514 John Avenue.

PARCEL 27:

Lot 13 and the eastern 36 feet 8 inches of Lot 14 in Block 40 of the Second Subdivision of John Gano Bryan's Estate and in Block 2474 of the City of St. Louis, together fronting 91 feet 8 inches on the north line of Obear Avenue by a depth northwardly of 110 feet to an alley. Known as, and numbered, 1503-07 Obear Avenue.

PARCEL 28:

The western 20 feet of Lot 20 and the eastern 20 feet of Lot 21 in Block 40 of the Second Subdivision of John Gano Bryan's Estate and in Block 2474 of the City of St. Louis, together fronting 40 feet on the north line of Obear Avenue by a depth northwardly of 110 feet to an alley. Known as, and numbered, 1909 Obear Avenue.

PARCEL 29:

The west 30 feet of Lot 21 and the east 15 feet of Lot 22 in Block 40 of the Second Subdivision of John Gano Bryan's Estate, and in Block 2474 of the City of St. Louis, together fronting 45 feet on the north line of Obear Avenue by a depth northwardly of 110 feet to an alley. Known as, and numbered, 1913 Obear Avenue.

PARCEL 30:

The western 35 feet of Lot 22 in Block 40 of John Gano Bryan's Estate Addition and in Block 2474 of the City of St. Louis, fronting 35 feet on the north line of Obear Avenue by a depth northwardly of 110 feet to an alley. Known as, and numbered, 1917 Obear Avenue.

PARCEL 31:

The western 49 feet 9-7/8 inches of Lot 1 in Block 37 of John Gano Bryan's Second Addition and in Block 2471 of the City of St. Louis, fronting 49 feet 9-7/8 inches on the south line of John Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered, 1446 John Avenue.

PARCEL 32:

Lot 7 in Block 37 of the of John Gano Bryan's Second Subdivision and in Block 2471 of the City of St. Louis, fronting 50 feet on the south line of John Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered, 1416-18 John Avenue.

PARCEL 33:

Lot 8 in Block 37 of the Second Subdivision of John Gano Bryan's Estate and in Block 2471 of the City of St. Louis, fronting 50 feet on the south line of John Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered, 1410-1412 John Avenue.

PARCEL 34:

Lots 9 and 10 in Block 37 of the Second Subdivision of John Gano Bryan's Estate and in Block 2471 of the City of St. Louis, fronting 100 feet on the south line of John Avenue by a depth southwardly of 110 feet to an alley. Known as, and numbered, 1400-08 John Avenue.

PARCEL 35:

The western 27 feet 4-3/8 inches of Lot 11, Lot 12 and the East 25 feet of Lot 13 in Block 36 of the Second Subdivision of John Gano Bryan's Estate and in Block 2470 of the City of St. Louis, together fronting 102 feet 4-3/8 inches on the north line of John Avenue by a depth northwardly of 112 feet to an alley. Known as, and numbered, 1403-11 John Avenue.

PARCEL 36:

The west 12 feet 6 inches of Lots 15, 16 and 17 in Block 36 of the Second Subdivision of John Gano Bryan's Estate and in Block 2470 of the City of St. Louis, together fronting 112 feet 6 inches on the north line of John Avenue by a depth northwardly of 112.58 feet, more or less, to an alley. Known as, and numbered, 1425-33 John Avenue.

PARCEL 37:

Lot 1 in Block 36 of the Second Subdivision of John Gano Bryan's Estate and in Block 2470 of the City of St. Louis, fronting 50 feet on the south line of Gano Avenue by a depth southwardly of 112 feet 6 inches, more or less, to an alley. Known as, and numbered, 1446-48 Gano Avenue.

PARCEL 38:

Lot 2 in Block 36 of Bryan's Second Addition and in Block 2470 of the City of St. Louis, fronting 50 feet on the south line of Gano Avenue by a depth southwardly of 112 feet 6 inches to an alley. Known as, and numbered, 1440 Gano Avenue.

PARCEL 38A:

The western one-half of Lot 3 in Block 36 of the Second Subdivision of John Gano Bryan's Estate and in Block 2470 of the City of St. Louis, fronting 25 feet on the south line of Gano Avenue by a depth southwardly of 112 feet 6 inches to an alley. Known as, and numbered, 1438 Gano Avenue.

PARCEL 39:

Lot 8 in Block 36 of the Second Subdivision of John Gano Bryan's Estate and in Block 2470 of the City of St. Louis, fronting 50 feet on the south line of Gano Avenue by a depth southwardly of 112 feet 6 inches to an alley. Known as, and numbered,

1412 Gano Avenue.

PARCEL 40:

Lot 1 and the west 20 feet of Lot 2 in Block 38 of Second Subdivision of John Gano Bryan's Estate and in Block 2472 of the City of St. Louis, fronting 70 feet on the south line of Obear Avenue by a depth southwardly of 110 feet to an alley, bounded west by Blair Avenue. Known as, and numbered, 4620-22 Blair Avenue

VCT:fs

9/27/94

INSERT EXHIBITS "B" "C" "D"

--Not Available in Electronic Foramt--

EXHIBIT "E"

FORM: 07/14/94

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, and any entity formed to implement the project of which the Redeveloper is a general partner), its contractors and subcontractors will include a clause requiring compliance with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination, the Executive Orders of the Mayor of the City dated December 6, 1984, January 10, 1990, March 31, 1992, and all guidelines herein.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

In the redevelopment of the Area, there shall be maximum utilization of bona fide minority business enterprises ("MBE's") and women business enterprises ("WBE's" and, together with MBE's, "disadvantaged business enterprises" or "DBE's"). The Redeveloper will set a minimum goal of twenty-five percent (25%) MBE participation and five percent (5%) WBE participation under these guidelines. In the event the Redeveloper fails to attain that goal, the Redeveloper may be required to show good cause therefor; provided however, that this requirement will be deemed to have been met when documentation evidences that all available resources (i.e. DBE suppliers,

contractors, and subcontractors) willing to perform the work or provide the supplies-- at a price which (i) is within the range requested by non-DBE's; or (ii) if higher than that requested by non-DBE's, is attributable to the effects of past discrimination--have been exhausted.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control and interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control and interest in capital and earnings commensurate with their percentage of ownership.

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any Improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

The Redeveloper agrees that if the redevelopment of the Area creates permanent jobs, it shall enter into an Employment Plan with the Saint Louis Agency on Training and Employment and the LCRA for referral of Jobs Training Partnership Act eligible individuals. Said plan shall specify the number of jobs to be covered by the Employment Plan, the target date for referrals to begin, and the procedure for referral.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
11/28/94	11/28/94	NDC		

2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
01/20/95			01/27/95	02/02/95
ORDINANCE	VETOED		VETO OVR	
63397				